

**CITY COUNCIL OF THE CITY OF SAN DIEGO
SUPPLEMENTAL DOCKET NUMBER 1
FOR THE REGULAR MEETING OF
MONDAY, AUGUST 4, 2003**

SPECIAL ORDERS OF BUSINESS

ITEM-S400: In the Matter of:

Swearing in William M. Lansdowne as Chief of Police.

ITEM-S401: Howard-Sneed Architecture and Design Day.

COUNCILMEMBER ZUCCHET'S RECOMMENDATION:

Adopt the following resolution:

(R-2004-202)

Recognizing the exceptional contributions that Janice Howard McElroy and Anne R. Sneed have made to progress the business and social climate in the San Diego region;

Proclaiming August 4, 2003 to be "Howard-Sneed Architecture and Design Day" in the City of San Diego.

ADOPTION AGENDA, CONSENT ITEMS

ORDINANCE TO BE INTRODUCED:

* ITEM-S402: Proposed Mission Bay Park Committee Reorganization.

(See memorandum from Councilmembers Frye and Zucchet dated 6/17/2003.)

TODAY'S ACTION IS:

Introduce the following ordinance:

(O-2004-3)

Introduction of an Ordinance amending the San Diego Municipal Code by amending Chapter 2, Article 6, Division 0, by amending Section 26.30(d), and by adding new Section 26.30(g), all relating to Mission Bay Park Committee.

RULES, FINANCE AND INTERGOVERNMENTAL RELATIONS COMMITTEE'S RECOMMENDATION:

On 7/23/2003, RULES voted 3 to 0 to approve the proposed Mission Bay Park Committee reorganization. (Councilmembers Peters, Maienschein, and Mayor Murphy voted yea. Councilmembers Madaffer and Inzunza not present.)

ADOPTION AGENDA, CONSENT ITEMS

RESOLUTIONS:

* ITEM-S403: Lease Approval - McGraw-Hill Broadcasting Company at Cowles Mountain.

(Mission Trails Regional Park Community Area. District-7.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2003-1490)

Authorizing the City Manager to execute a five-year lease agreement with two five-year options to extend with McGraw-Hill Broadcasting Company for a telecommunications facility at the Cowles Mountain Communication Center, at an initial annual rent of \$14,184.

CITY MANAGER SUPPORTING INFORMATION:

McGraw-Hill Broadcasting Company, KGTV-TV Channel 10, is requesting a lease for the operation and maintenance of a communications facility at the City/County Cowles Mountain Communications Center. It consists of two (2) full rack spaces, one (1) 4' dish and one (1) omni whip antenna on the top, along with one (1) 6' dish on the side of the two story "County" building at the communications center. The recent discovery of more accurate drawings and a physical inspection of the site revealed more existing equipment than was originally documented and thus presented to the MTRP Advisory Committee and Task Force last year. A new appraisal was subsequently prepared to reflect the correct layout. No new equipment was actually added. McGraw-Hill requires use of this site to relay their signal from their studios to the main broadcasting facility. They have had a rental agreement with the City since January 1995 and have proved to be a reliable tenant.

ADOPTION AGENDA, CONSENT ITEMS (Continued)

RESOLUTIONS (Continued):

* ITEM-S403: (Continued)

CITY MANAGER SUPPORTING INFORMATION: (Continued)

BASIC TERMS of the agreement are as follows:

USE - Installation, maintenance, and operation of a communications facility.

TERM - Five (5) years, with two 5-year options to extend.

RENT - Rent is \$14,184 annually (\$1,182 per month) with annual 5% rent increases and reappraisal every five years. This value is based on a pricing matrix for this particular site determined by an independent fee appraisal dated January 27, 2003. The established rent per rack space is \$520 x 2 = \$1,040 plus \$57 for the 4' dish and \$85 for the 6' dish producing a total monthly rent of \$1,182. The omni whip is included in the rack fee.

PRIOR APPROVALS:

Mission Trails Regional Park Citizen's Advisory Committee
Mission Trails Regional Park Task Force
Park and Recreation Department
Information Technology and Communications Department
Development Services Department
San Diego County Board of Supervisors

FISCAL IMPACT:

The City will receive \$14,184 in the first year of the lease with 5% annual rent increases thereafter. Rental Proceeds generated will be credited to the Mission Trails Regional Park Fund 10580.

Herring/Griffith/JPA

ADOPTION AGENDA, CONSENT ITEMS (Continued)

RESOLUTIONS (Continued):

- * ITEM-S404: Three actions related to Authorization to Notice and Conduct Project Area Committee Elections for 2003 for Three Redevelopment Project Areas.

(See City Manager Report CMR-03-170. City Heights, College Area, Uptown, Old Town, Mission Valley, Linda Vista, Peninsula, Midway/Pacific Highway Corridor and Clairemont Mesa Community Areas. Districts-2, 3, 4, 6, and 7.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-2004-116 Cor. Copy)

Authorizing a one-year extension of the Project Area Committee (PAC) and directing the Redevelopment Agency staff to notice and conduct a PAC election for the City Heights PAC in 2003.

Subitem-B: (R-2004-117 Cor. Copy)

Authorizing a one-year extension of the Project Area Committee (PAC) and directing the Redevelopment Agency staff to notice and conduct a PAC election for the College Community PAC in 2003.

Subitem-C: (R-2004-118 Cor. Copy)

Directing the Redevelopment Agency staff to notice and conduct a PAC election for the North Bay PAC in 2003.

ADOPTION AGENDA, CONSENT ITEMS (Continued)

RESOLUTIONS (Continued):

* ITEM-S405: Reinvestment Task Force - Lender Performance Report.

(See San Diego Housing Commission Report HCR03-046. Districts-1, 4, 6 and 8.)

SAN DIEGO HOUSING COMMISSION'S RECOMMENDATION:

Adopt the following resolution:

(R-2004-194)

Accepting the City-County Reinvestment Task Force's Lender Performance Report, as described in Housing Commission Report HCR03-046, pursuant to the City's Reinvestment Master Plan (Council Policy No. 900-9).

ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS

RESOLUTION:

ITEM-S406: General Requirements Contract for the Construction of Minor Street Improvements at Various Locations.

(Continued from the meeting of July 28, 2003, Item 101, at the request of Councilmember Lewis, for further review of EEO issues.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2003-1411)

Authorizing the City Manager to accept the bid from Scheidel Contracting and Engineering, Inc. (Contractor), and to award the Project contract for the construction of Minor Street improvements at various locations to the contractor for no less than \$50,000 and no more than \$1,000,000 annually, for the period between May 1, 2003 and May 1, 2004, renewable for one additional year thereafter;

Authorizing the City Auditor and Comptroller to expend an amount not to exceed \$50,000 from TransNet Funds, through CIP-61-001.0, Mission Village Drive Left Turn, provided that the City Auditor and Comptroller first furnishes a certificate certifying that the funds necessary for expenditure are, or will be, on deposit with the City Treasurer;

Authorizing the City Auditor and Comptroller, upon direction of the City Manager, to reallocate the funding sources for TransNet Funds between TransNet Cash and Commercial Paper funded projects as may be appropriate to maximize the use of TransNet Cash and reduce the use of Commercial Paper funding for CIP-61-001.0, Mission Village Drive Left Turn.
(BID-K03850)

ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS (Continued)

RESOLUTION (Continued):

ITEM-S406: (Continued)

CITY MANAGER SUPPORTING INFORMATION:

Minor street improvement projects can take two to three years from inception to completion when following the design-bid-build method for public works contracts. Many of the smaller maintenance, and repair and improvement projects in the right-of-way, such as safety all-weather walkways, are disadvantaged by the process that is suited for complex construction projects. The General Requirements Construction Contract will reduce the time between when a smaller project is identified and when it is completed. The contractor bids unit prices on various items of work which are non-project specific. These prices remain in effect for the one year term of the contract. After a project is identified, a site visit is scheduled where scope, specifics, and price are discussed by the City and contractor. Once there is agreement, the City processes a Task Authorization, and issues a Notice to Proceed to the contractor. We estimate a typical safety all-weather walkway can be constructed within four months from the initial site visit.

The City opened bids on February 26, 2003. The bid proposal consisted of 24 separate items of work, with 3 bids for each item depending on whether labor rates were Federal prevailing wage, State of California prevailing wage, or non prevailing wage. The project was advertised for four weeks. 13 bid packages went out and 3 complete and acceptable bid packages were received at bid opening. Scheidel Contracting and Engineering, Inc. was low bidder followed by Portillo Concrete, Inc. and Heffler Company, Inc.

FISCAL IMPACT:

Total authorized expenditure per contract year, contingent on Council approving appropriations, not to exceed \$1,000,000.

Loveland/Belock/PB

PUBLIC NOTICE:

Items are listed under Public Notice as a matter of public record only. These items do not require Council action and there is no public testimony.

ITEM-S407: **Notice** of Pending Final Map Approval - Mesa Grande - Unit 1.

Notice is hereby given that the City Engineer has reviewed and will approve on this day the subdivision of land shown on that certain final map entitled "Mesa Grande - Unit 1" (T.M. 98-0445), a copy of which is available for public viewing at the Office of the San Diego City Clerk. Said project is located in the northwesterly of Shaw Ridge Road and Del Vino Court in the Del Mar Mesa North Community Plan Area in Council District 1. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.
- (3) The map is technically correct.

Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 p.m., 10 calendar days from the date of this notice stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the approval findings or need additional information about the map or your appeal rights, please feel free to contact Deputy City Engineer Lee Hennes at (619) 446-5291.